

**TOWN OF NEW GLARUS  
PLAN COMMISSION MEETING  
MARCH 17, 2016  
MINUTES**

ATTENDING: Chris Narveson, John Ott, Craig Galhouse, Robert Elkins, Dean Streiff, John Freitag, Reg Reis and Pattie Salter, Clerk-Treasurer.

ALSO ATTENDING: Al Lienhardt, Harry Pulliam, Nana Schowalter, Kriss Marion, Kim Tschudy  
Patricia Klossner, Jeff Klossner, Frank and Carol Mixdorf, Judith Blank, Susan  
Crum and Duane Sherven

- 1) Call Meeting to Order: C. Narveson called the meeting to order at 7:00 pm.
- 2) Review Proof of Posting: P. Salter attested to proper posting.
- 3) Approve Minutes from January 21, 2016: J. Ott moved to approve the minutes as presented.  
2<sup>nd</sup> by R. Elkins. Motion carried.
- 4) Public Comments: None.
- 5) Utility Committee Update: No Update as the committee has not met.
- 6) Discuss continuation of Chapter 110 review:
  - a) Discuss and consider determining or expanding guidelines for Developer Agreements:  
C. Narveson noted that he felt that a Developers Agreement would be a case by case situation. C. Galhouse stated that Chapter 110-20 has a general outline. Galhouse felt that the Town of Middleton Developer's agreement had verbiage that relates to a time limit that if project not completed by that time the agreement would need to be resubmitted. He also noted designated open space that could be gifted over to the Town as a Park. R. Elkins felt the goal for the Town should be to have a bigger space for a park rather than a bunch of small green spaces. J. Ott asked if there was a liability if someone were injured in the park. C. Galhouse's point was that the Developer's Agreement could be a funding mechanism for parks maintenance.  
  
Judith Blank reported that Madison charges 2% of the development cost which goes towards the arts. C. Galhouse noted that the Middleton example gave a fee per lot.  
  
No action taken. – Postponed until next month.
  - b) Review Chapter 110 in regards to buildable lot exchange and affect on number of splits:  
It was decided to postpone until next meeting.  
  
J. Freitag moved to revisit both agenda items a and b until next month. R. Reis 2<sup>nd</sup>. Motion carried.
- 7) Discuss House/Trailer on Disch Road: No action taken.
- 8) Consider Klossner Short-Term Rental: N8103 Zentner Road – J. Ott moved to approve the request, J. Freitag 2<sup>nd</sup>. Motion carried.
- 9) Consider No Fee IOH No Fee Permit Request:
- 10) Discuss and Consider Tree and Brush Cutting Ordinance: C. Galhouse reported that State Statute says that the owner of the property owns the tree. It is up to the landowner to notify the Town if there are

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specific considerations. The resident would then have 30 days to remove the tree. C. Galhouse moved to adopt the Town of Berry's ordinance, J. Ott 2<sup>nd</sup>. Section G the property owner will notify the Town of any questions before the tree is felled. Motion carried.

- 11) Discuss and Consider Moratorium on CAFOs (Confinement Animal Feed Operations): C. Narveson reported that he wanted people to read the scientific study on CAFO's. He also noted that the purpose of the moratorium is to give the Town time to study the effects of other operations. Narveson reported that special consideration should be given to existing community farmers. He noted that his concern was not for our local farms but the industrial farms that are coming in from other states.

J. Ott interjected that this should not be solely focused on Confinement Animal Feed Operations. He felt if we are doing a moratorium, it should be on any large industrial operation. Duane Sherven reported that livestock siting is all State Regulated through the DNR. J. Freitag read from a Green County Livestock Siting application. D. Sherven cautioned that form 490 is followed. C. Narveson felt that our moratorium could be more restrictive than the State as long as health and safety are a concern.

There are approximately 8 farms in the Town of New Glarus. Truttman's have approximately 300 head of cattle. R. Reis felt that a local moratorium would be a good idea and to set it up for 500 head maximum. C. Galhouse noted that this type of study should be added to our Comprehensive Plan. We need a water study to see what can be scaled up. C. Galhouse felt this issue should be brought up at the Annual Meeting to determine if the residents are willing to pay for a water study. K. Marion reported that the cost study for Green County was approximately \$3 per person. A portion of the Town of Sylvester study could be used. J. Blank asked if the Town could talk to the Hydrologist for the UW Madeline Gobilich, to determine how that study applies to New Glarus.

- 12) Discuss and Consider Comprehensive Plan Update: No update.
- 13) Schedule Next Meeting Date and Agenda: April 21<sup>st</sup> at 7 p.m.
- 14) Adjourn: R. Reis moved to adjourn at 9:25 pm, 2<sup>nd</sup> by R. Elkins. Motion carried.